



GRASSROOTS
REALTY GROUP

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10024 103 Avenue
Lac La Biche, Alberta

MLS # A2335812



\$389,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,540 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Interlocking Driveway, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Level, Standard Shaped Lot		

Heating:	Boiler, Natural Gas, Wood	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Shingle Siding, Vinyl Siding, Wood Frame	Zoning:	residential
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Garbage Collection, Sewer
Features:	No Smoking Home, Skylight(s)		

Inclusions: n/a

Looking for a Spacious open concept home that's walking distance to shopping and the Lake! Enter this bright welcoming home large windows. The livingroom features a bay window, and fireplace. The dining room has a vaulted ceiling. The kitchen is well lit has a lot of cabinetry for storage, counter space, as well as breakfast nook with door opening to the large deck where you can enjoy barbeques and time and relaxing. interlocking brick driveway leads you to an attached garage. Bordering the front yard are mature shrubs. This home has multi level decks on the side and back of the home. The back half of the yard is fenced. This house has a 2 bedrooms upstairs and 2 down. Each level has its own laundry, kitchen, livingroom, 4 piece bathroom, and entrance as well as a joined stairwell. A new boiler and lines were installed in 2021. This house has lots of space, is located walking distance to amenities. Stay out of the elements in the winter and enjoy parking in the attached garage. Call to book your viewing.